

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 803 Katesford Road
Cockeysville, MD 21030
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (include narrative or practical difficulty)

The rear five feet of height of the garage for storage space. We have a growing family, and a needed storage space and we will suffer a hardship if denied.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Mary C. Dunton Lorraine Dunton
Signature Signature
Type or print name Type or print name

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13 day of September, 1993, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mary C. Dunton & Lorraine Dunton

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal

DATE 9/23/93

Louise M. Johnson
My Commission Expires: 4/1/97

EXAMPLE 3 - Zoning Description

These copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 803 KATESFORD RD
Election District 8th Councilmanic District 3rd

Beginning at a point on the SOUTH side of KATESFORD RD
(north, south, east or west)

(street on which property fronts) which is 50'
(number of feet of right-of-way width)

wide at a distance of 430' EAST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street MICHAELS RD ED.
(name of street)

which is 50' wide. *Being Lot # 1
(number of feet of right-of-way width)

Block I, Section I in the subdivision of
LAUREL FORD
(name of subdivision) as recorded in Baltimore County Plat

Book # 60, Folio 129, containing
1.074 ac +/-
(square feet and acres)

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in deed book #, Folio #, and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

7

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8th Date of Posting 11/1/93

Posted for: Variance

Petitioner: Mary C. Dunton & Lorraine Dunton

Location of property: 803 Katesford Rd, S/E of c/l Michaels Rd

Location of Sign: Along Michaels Rd, on property line, 200 ft

Remarks:

Posted by: M. Johnson Date of return: 12/12/93

Number of Signs: 1

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8th Date of Posting 11/1/93

Posted for: Variance

Petitioner: Mary C. Dunton & Lorraine Dunton

Location of property: 803 Katesford Rd, S/E of c/l Michaels Rd

Location of Sign: Along Michaels Rd, on property line, 200 ft

Remarks:

Posted by: M. Johnson Date of return: 12/12/93

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 12/2/93

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on 12/2/93.

THE JEFFERSONIAN
A. Hemmick
LEGAL AD - TOWSON

ITEM 171 receipt

Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Date 10-20-93 Number 5CM

GARY DUNTON 803 KATESFORD RD

ADMIN. U. (CIC)

POSTING (080)

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Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

November 12, 1993

Mr. and Mrs. Gary C. Dunton
803 Katesford Road
Cockeysville, Maryland 21030

Re: Case No. 94-168-A, Item No. 171
Petitioner: Gary C. Dunton, et ux
Petition for Administrative Variance

Dear Mr. and Mrs. Dunton:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on October 20, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.



Maryland Department of Transportation
State Highway Administration

O James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 94-168-A (JCL)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
BOB SMALL, ACTING CHIEF
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2238 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: November 1, 1993

SUBJECT: 803 Katesford Road

INFORMATION:

Item Number: 171

Petitioner: Dunton Property

Property Size: _____

Zoning: R.C. 5

Requested Action: _____

Hearing Date: 1 / 1

SUMMARY OF RECOMMENDATIONS:

Should the applicant's request be granted, staff recommends the following condition:

- The Petitioner shall not convert the storage structure to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

Prepared by: *Jeffrey M. Long*

Division Chief: *Carol L. Kassar*

PK/JL:lw

ZAC:JLW/PCONE:ZAC1

Pg. 1

Baltimore County Government
Department of Permits and Licenses



111 West Chesapeake Avenue
Towson, MD 21204

NOVEMBER 12, 1993

(410) 887-3353

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

MEETING OF NOVEMBER 1, 1993

Property Owner: MHL Realty Company
Location: #1504 Reisterstown Road
Item No.: #168 (WCP)

Property Owner: John Buxton and Margaret Buxton
Location: #7702 Park Drive
Item No.: #169 (RT)

Property Owner: Edward C. Chavatel & Virginia H. Chavatel
Location: #32 Pleasant Hill Road
Item No.: #170 (RT)

Property Owner: Lea Anne Dunton & Gary C. Dunton
Location: #803 Katesford Road
Item No.: #171 (JWC)

Property Owner: Steven W. Heiger & Peggy A. Heiger
Location: #23 Glasshouse Gaith
Item No.: #172 (JRF)

Property Owner: Powerline Investments, Inc.
Location: #1704 Middleborough Road
Item No.: 173 (JLL)

Property Owner: Powerline Investments, Inc.
Location: #1702 Middleborough Road
Item No.: 174 (JLL)

Property Owner: Carol A. Grillo and Philip P. Grillo
Location: #100 Armagh Drive
Item No.: #175 (JCM)

Property Owner: Margaret Chenoweth & Donald L. Chenoweth &
Edward Chenoweth
Location: Lot Behind #2927 Chenoak Avenue
Item No.: #176 (RT)

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on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

OCTOBER 29, 1993

Lea Anne and Gary C. Dunton
803 Katesford Road
Cockeysville, Maryland 21030

Re: CASE NUMBER: 94-168-A
ITEM NUMBER: 171
LOCATION: 803 Katesford Road

Dear

Pursuant to review by Mr. Richards and/or his staff, the above matter has been incompletely rendered. Notwithstanding, it was processed through the system; enclosed you will find either a "Notice of Hearing" or "Notice of Case Number Assignment".

Be advised that the closing/hearing date, as indicated on the enclosed "Notice", will stand only if proper documentation is received within two weeks of the date of this letter. Alternatively, this case will be moved four to five weeks further out. To avoid such a delay, you must provide the following:

New petition forms (signed by all parties) listing "hardship" on the front of the forms.

ARNOLD JABLON
DIRECTOR

AJ:ggg

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

OCTOBER 29, 1993

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Lea Anne Dunton and Gary C. Dunton
803 Katesford Road
Cockeysville, Maryland 21030

Re: CASE NUMBER: 94-168-A (Item 171)
803 Katesford Road
S/S Katesford Road, 430' +/- E of c/l Michaelford Road
9th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact only with this office regarding the status of this case should reference the case number and be directed to 887-3353. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before November 7, 1993. The closing date (November 22, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

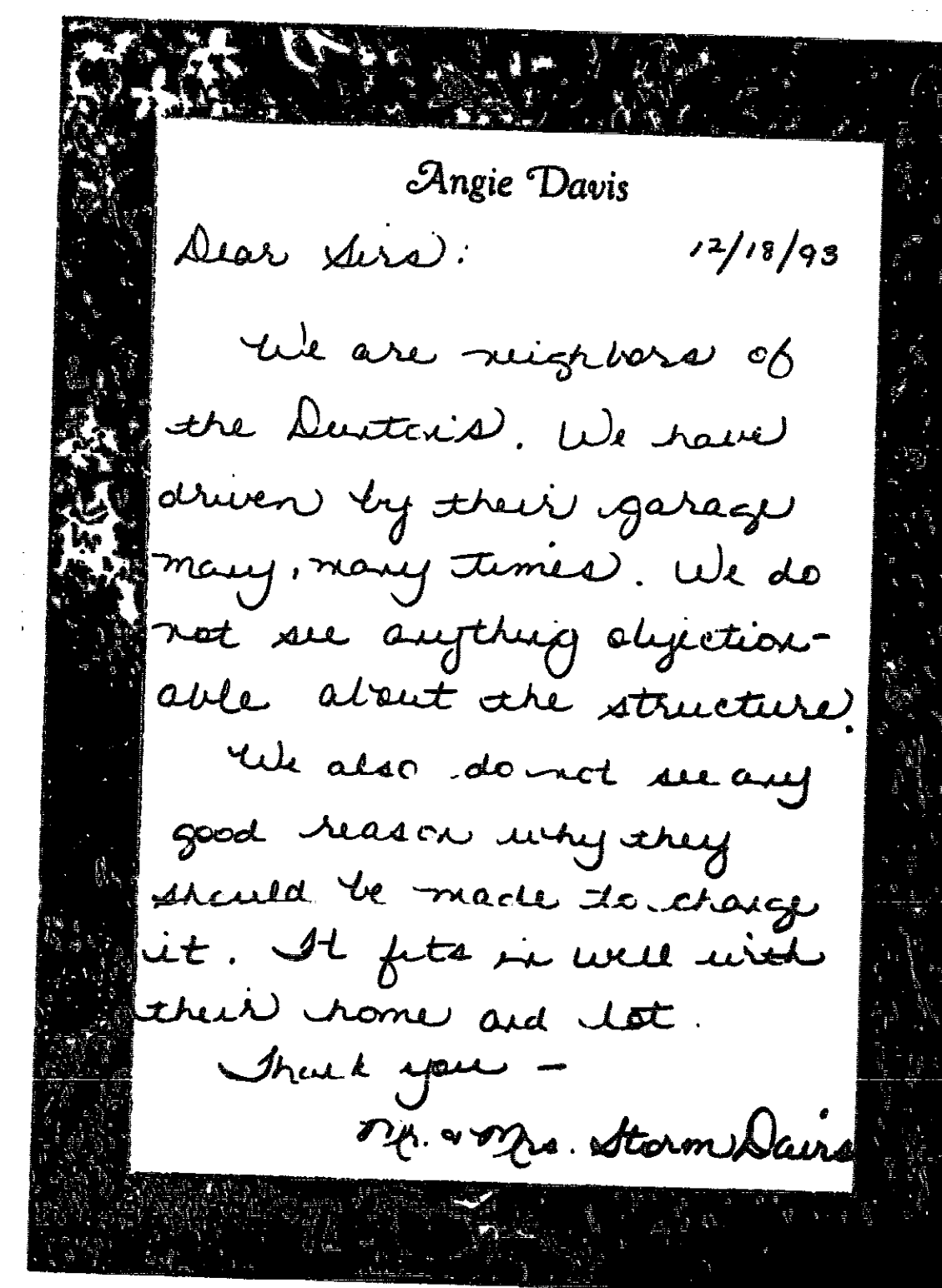
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Arnold Jablon
Director

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on Recycled Paper



*Mrs. & Mrs. William Tobee
804 Katesford Road
Cockeysville, Md. 21030
12/15/93*

*To Whom it may concern:
Regarding Zoning Notice # 94-168-A
on 803 Katesford Road, Cockeysville, Md.
As neighbors directly across from
the above named residence we find
no objection to the new garage or
height of the roof on the new garage.
We have the most direct and
constant view and find it a
charming addition to the property.*

*William J. Tobee
William J. Tobee*

TO Whom it may concern,
I am writing in reference to the conflict over Gary and Lea Anne Duntun's garage at 803 Kawestford Road, Cockeysville. I want to state that

I am aware of the fact that it does not conform to the specified guidelines and is four feet higher than allowed for such a structure. It is clearly has no bearing on aesthetics nor safety. Furthermore, it is within keeping of the house and by no means detracts in any way from the appearance of the house. It appears to be a top quality structure and as such it was original to the property. I hope this issue is resolved in an appropriate fashion. Thank you for your attention.

To Whom It May Concern,

Ide roof on Gary & Lo Anna
Dunton's garage at 803 Katsafoul Rd
doesn't hurt or bother us.
We live on Michaelsford holt and
drive by the house every day
We see no reason for there to be
a problem with the building.

Very truly yours,
Joan C Smyth
12305 Michelsford Rd
Cockeysville, MD 21030

RICHARD S. ALLEN
12319 Michaelsford Road
Hunt Valley, Maryland 21030

December 1, 1993

Mr. and Mrs. Gary Duntor
803 Katesford Road
Hunt Valley, MD 21030

Dear Gary and LeAnne,

Lori and I are aware that you are in the process of seeking approval for the building of your free-standing garage. I am writing to let you know that you can count on us for any support you might need during this process. The garage is in keeping with the good taste of the neighborhood, is consistent with the color and style of your house and has no negative features which we consider bothersome.

I am glad there are building codes to protect us from poor judgment and bad taste, but what you have built is in keeping with our common sense standard of a good-looking addition to your property.

Please let us know if there is anything else we can do to assist you.

Very Truly Yours,

Richard S. Allen

GREEN SPRING VALLEY HUNT CLUB

November 30, 1993

To whom it may concern:

As a neighbor of Gary Dunton, I am aware of the construction of a separate garage near his residence at 803 Katesford Road. It was completed in a timely manner and I feel the design, size and location blends well with his home as well as the neighborhood.

Sincerely,

Curtis Mabry
806 Katesford Road
Cockeysville, MD 21030

30 Green Spring Valley Road • P.O. Box 563 • Owings Mills, Maryland 21117
Phone: 410-363-0433 • Fax: 410-363-9499

November 29, 1993

**To: Honorable Members of the Zoning Board
Baltimore County**

Re: Dunton Variance

I write in support of our neighbor, Gary Dunton, in the matter of his request for a four foot height variance to the Zoning Regulations with respect to his newly constructed garage at 803 Katesford Road. I am a resident of Mr. Dunton's subdivision, Laurelford, having just moved to 12321 Michaelsford Road on September 3, 1993.

In my opinion, the new garage is an aesthetic and tasteful solution to Mr. Dunton's need of garage space. The garage is clearly meant to reflect the architectural style of the house, using the same building materials and design angles. I enjoy seeing it each day as I leave and return to the subdivision.

If Mr. Dunton had built a 20-foot roller coaster in his yard, or an authentic replica of the Viet Nam War Memorial, I would understand (and support) any neighbor's objections to such construction. But we are talking about a garage in this case, one built with style to resemble Mr. Dunton's home. It seems silly that I would have to write at all.

Nevertheless, I respectfully urge you to approve Mr. Dunton's request for a variance. My wife and family join me in the substance of this letter. Thank you for considering our opinions.

Sincerely,

Vance G Gudmundsen

Vance C. Gudmundsen

To Whom It May Concern,

November 27, 1993

RE: Zoning Variance on 803 Katesford Road

We live in Laurelford and pass by this property many times a day. Since the Duntons have moved in, they have expended a great deal of energy on landscaping projects. The addition of a separate garage was designed and built with details identical to the main house and is in keeping with the architectural spirit of the neighborhood. The garage is set back on the property in such a way to make the issue of roof height inconsequential.

Sincerely,

H.P. Tary
Hessa Tary
Lee Tary
12317 Michaelsford Road

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

<u>NAME</u>	<u>ADDRESS</u>
Bob Hoffman	210 Alkemon Ave
Tommy Isaac	804 Kirtland Road
Lee Anne Dunton	803 Kirtland Road
Gary C. Dunton	803 Kirtland Road
Vance Gudmundson	12321 Winchester Road

 Printed with Soybean Ink
on Recycled Paper

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
RICHARD L FULL	12309 MICHAELSWOOD RD CECILVILLE 21550

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

<u>NAME</u>	<u>ADDRESS</u>
Mrs. Philip I. Boddenberg	3 Ch. House Cr. - C. K. 1000 - 1000

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page or a sheet of stationery.

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 803 KATESFORD RD
 Subdivision name: LAURELFORD
 plat book # 50, folio # 129, lot # 1, section # 1
 OWNER: GARY, LEA ANNE, DUNTON

see pages 5 & 6 of the CHECKLIST for additional required information

North
date: _____
prepared by: _____

Scale of Drawing: 1"=50'

LOCATION INFORMATION

Election District: 8th
 Councilmanic District: 3rd
 1"=200' scale map #: NW16C
 Zoning: RC-5
 Lot size: 1.094 acreage 48,300 square feet

SEWER: ☐ PUBLIC ☒ PRIVATE
 WATER: ☐ ☒
 Chesapeake Bay Critical Area: ☐ YES ☒ NO
 Prior Zoning Hearings: _____

Zoning Office USE ONLY!
 reviewed by: JCM ITEM #: 171 CASE #: _____

O'Connor PAPER & PLAN
 GREENSPRING
 Suite 100
 10807 Falls Road
 Cockeysville, MD 21030
 (410) 801-1700
 FAX (410) 801-0379

July 25, 1993

Gary Dunton
 803 Katesford Road
 Cockeysville, Md. 21030

Dear Gary

As per your request the Laurelford Architectural Review Committee has reviewed the plans and site plan you submitted for the detached garage you wish to build on your property at 803 Katesford Road.

The plans are approved contingent on the brick, siding and roofing material to be used matches those that are on the main house. Please be aware that this approval does not eliminate the requirements (if any) of Baltimore County for permits and inspections.

If we can be of any further assistance, please do not hesitate to call.

Sincerely

 Robert Pollock
 Laurelford Architectural Review Committee member

Maryland's Leading, Independent, Locally Owned Real Estate Company

Baltimore County Government
 Department of Permits and Inspections

111 West Chesapeake Avenue
 Towson, MD 21204

September 3, 1993

Mr. Gary Dunton
 803 Katesford Rd.
 Cockeysville, Md. 21030

Re: 803 Katesford Rd.
 Permit # 875095

Dear Mr. Dunton:

Our records indicate that you were informed of a building code violation at the referenced location. The building inspector assigned to your area has reported that the condition has not been corrected, and that the violation is continuing.

A hearing has been scheduled on Tuesday, Sept. 21, 1993 at 10:45 a.m. in Room 100 of the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland to discuss this matter.

The purpose of this hearing is a final attempt to resolve this problem and avoid the necessity of filing criminal charges against you in the District Court of Maryland for the violation of the Baltimore County Building Code.

Your presence at the hearing is required. You may be represented by an attorney if you wish, and present any information you feel is pertinent.

If the matter referred to above has been corrected, or there is any other reason you feel the hearing should not be held, please call the inspector at 847-1953 between 7:30 and 4:15 a.m. for you may contact him in writing at the above address.

Very truly yours,

 Frank Dunbar
 Building Supervisor

cc: date file
 b file
 Inspector - Kemp

NOTE TO FILE: 10-20-93
 PETITIONER WILL BE MAILING PHOTOGRAPHS.

JCM
 8798-93
 11/5/93
 11/19/93
 8

ZADM
 111 West Chesapeake Ave
 Room 100
 Towson, MD 21204

The enclosed pictures should be added to case # 94-168-A, Item # 171. This completes all documentation for this case

Sincerely,

 Lea Anne Dunton

RECEIVED
 NOV 9 1993
 ZADM

Petitioner's exhibits 94-168-A
 photographs



94-169-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200'

LOCATION
TEXAS

SHEET
NW
16-C

DATE
OF
PHOTOGRAPHY
JANUARY
1986

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

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V - SW V - SE
S - NW S - NE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21218

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William H. Howard IV
Baltimore County Council

SCALE
1" = 200'

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
TEXAS

SHEET
NW
16-C

94-169-A